



An
Bord
Pleanála

Board Order
ABP-311062-21

Planning and Development Acts 2000 to 2021

Planning Authority: Clare County Council

Planning Register Reference Number: P21/163

APPEAL by Virginia Browne and Julia Walters of Suaimhneas, Lecarrow, Feakle, County Clare against the decision made on the 30th day of July, 2021 by Clare County Council to grant subject to conditions a permission to Patrick Treacy care of R.D.F. Architects and Planning Limited of Unit 19, Charleville Town Centre, Charleville, County Cork.

Proposed Development: Construction of a new dwellinghouse which is single storey and part two-storey, with ground floor garage attached to the dwelling, externally accessed green house, proposed wastewater treatment unit with polishing filter and percolation area, new site vehicular entrance and all associated site works, at Lecarrow, Feakle, Co Clare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The existing road serving the site is seriously inadequate in width, alignment and condition, and is unsuitable for the additional traffic movements likely to be generated by the proposed development. In addition, there is a lack of clarity regarding the nature and extent of works and the feasibility of upgrading the road to the necessary standard with the proposal leading to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of other road users and be contrary to the proper planning and sustainable development of the area.

DR. *Maria Fitzgerald*

Maria Fitzgerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *1st* day of *Feb.* 2022.